

Q2
2021

TAMPA BAY LAND MARKET OVERVIEW

QUARTERLY REPORT

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ERHARDT'S QUICK LOOK AT THE LAND MARKET

In light of the current economic conditions, we must now look forward to see what the effects of COVID-19 will have on our land markets.



SINGLE FAMILY

Since the second quarter of 2020, home builders have been as aggressive in pursuing new land deals as I have ever seen. This is my third boom and it is by far the most frothy. We see more interest further out for entry level and single family for rent. Dade City, Zephyrhills, and Hudson areas seeing contracts and closings. Prices are firm and rising.

[Click here to read about RCLCO top 50 Communities; 13 are in Florida, including number one at Lakewood Ranch.](#)

[Click here for leading voices in real estate podcast on single family for rent.](#)



MULTIFAMILY

Multifamily rental is still extremely active. Prices are going up because of a lack of quality sites with suburban land pushing \$30,000 per unit. Most sites are seeing multiple offers.

RETAIL

Retail is very active for out parcels and medical. Grocery are active.



INDUSTRIAL

Similar to residential, industrial land acquisition is still very strong with interest from developers and users. Our market has a shortage of A-quality sites. Developers are moving north to I-75 and SR 52 and SR 50. [Click here for local C&W market statistics.](#)

OFFICE

Very little spec developer interest. Active prospects for sites are end users or medical [Click here for local C&W market statistics.](#)



HOSPITALITY

Drive to resorts and highway product is doing well. Fly to resorts and convention hotels are still suffering but improving. We had our first hotel closing in June in over 5 years.



INTERESTING ARTICLES FROM PIKE OLIVER URBANEXUS

[CLICK HERE](#) TO VIEW ISSUE 131

RCLCO: THE ADVISORY

The Changing Landscape of Housing: Low Density Rentals

[CLICK HERE](#) TO VIEW THE REPORT

TOP 100 LAND OWNERS IN THE US

[CLICK HERE](#) TO VIEW THE ARTICLE

STEARNS, WEARVER, MILLER

Important land development and environmental issues following Florida's 2021 legislative session.

[CLICK HERE](#) TO VIEW THE ARTICLE



READY FOR THE ROARING '20s?

Dr. Peter Linneman on the economic data he's tracking on the Walker & Dunlop webcast.

[CLICK HERE](#) TO VIEW THE YOUTUBE VIDEO

TBBA MID-YEAR UPDATE

Watch as experts discussion the latest industry updates.

[CLICK HERE](#) TO VIEW THE YOUTUBE VIDEO

THINK THE LABOR SHORTAGE IS BAD NOW?

The Tampa Bay Business Journal shares what the future holds for the workforce.

[CLICK HERE](#) TO READ MORE



THE CUSHMAN & WAKEFIELD LAND ADVISORY GROUP

This group brings together teams of seasoned and knowledgeable professionals who have expertise in all aspects of buying and selling. These teams use their substantial experience and proprietary real-time local market information to analyze and develop appropriate strategies for individual sites or portfolios. By capitalizing on various resources within the company, Cushman & Wakefield is uniquely qualified to combine local real estate knowledge with experience in international and domestic capital markets through our Equity, Debt and Structured Finance Group.



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